



6 Crofters Close, Glenfield, Leicester LE38QG

MOORE  
& YORK



### Property at a glance:

- Fabulous Detached Family Home
- Lounge, Dining Room & Kitchen/Breakfast Room
- Easy Access Local Facilities & Glenfield Hospital
- En Suite & Family Bathroom
- Nicely Presented Gardens
- Ample Parking & Garage
- Gas Central Heating & D\G
- Viewing Essential
- Sought after Location

Asking Price £429,500 Freehold



Beautifully presented spacious four bedroom detached family home standing in a cul-de-sac location situated on the edge of this popular residential development offering easy access to the facilities of the popular large Village of Glenfield and within a short drive of the Glenfield Hospital and the M1/M69 road junction offering excellent transport links. The property has been maintained to a high level by the present owners and the centrally heated and double glazed accommodation briefly comprises entrance hall, lounge, dining area, kitchen/breakfast room, cloakroom/WC and utility room to the ground floor and to the first floor master bedroom with en-suite, three further bedrooms and family bathroom and stands with well presented gardens to front and rear with ample parking and garage to side. An internal inspection is highly recommended to appreciate the caliber of accommodation provided.

### DETAILED ACCOMMODATION

Sealed double glazed door leading to;

#### ENTRANCE HALL

Stairs leading to first floor accommodation, radiator, cloaks cupboard.

#### LOUNGE

16' 7" x 13' 6" (5.05m x 4.11m) Radiator, TV point, UPVC sealed double glazed bow window to front aspect, feature open fire set in display stone, under stairs recess, surround, archway leading to;

#### DINING AREA

9' 8" x 9' 7" (2.95m x 2.92m) Radiator, sealed double glazed sliding patio doors to rear garden.



### KITCHEN/BREAKFAST ROOM

18' 4" x 9' 7" (5.59m x 2.92m) Fitted in an extensive range of soft close units comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, glazed display cabinet, built in oven and five piece gas hob with extractor fan over set in stainless steel hood, radiator, UPVC sealed double glazed window, tiled flooring, tiled splash backs, door to side aspect, fridge/freezer space.

### CLOAKROOM/WC

Low level WC and pedestal wash hand basin, UPVC sealed double glazed window, tiled flooring.





## UTILITY ROOM

9' 4" x 8' 6" (2.84m x 2.59m) Fitted in a range of soft close units comprising base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, utility space with plumbing for washing machine and tumble dryer space, tall larder cupboard, UPVC sealed double glazed window.

## FIRST FLOOR LANDING

Access to loft with pull down ladder, airing cupboard housing central heating boiler.

## BEDROOM 1

11' 2" x 10' 2" (3.40m x 3.10m) Radiator, UPVC sealed double glazed window, built in wardrobes.

## EN-SUITE SHOWER ROOM

8' 9" x 5' 5" (2.67m x 1.65m) Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

## BEDROOM 2

11' 4" x 11' 4" (3.45m x 3.45m) ) Radiator, UPVC sealed double glazed window,

## BEDROOM 3

15' 11" x 8' 8" (4.85m x 2.64m) ) Radiator, UPVC sealed double glazed window,

## BEDROOM 4

8' 6" x 8' 3" (2.59m x 2.51m) ) Radiator, UPVC sealed double glazed window, built in wardrobe.

## BATHROOM

8' 0" x 7' 8" (2.44m x 2.34m) Three piece suite comprising panelled bath with Victorian style shower attachment, pedestal wash hand basin and low level WC, half tiled walls, radiator, UPVC sealed double glazed window,

## OUTSIDE

The property stands in lovely gardens comprising open plan lawns to front with inset evergreen and floral borders, tarmac driveway providing ample parking leading to single garage with up and over door, power and light and to the rear patio seating area and formal shaped lawns with well stocked evergreen and floral borders. Gravel side pathway leading to further seating area and rear shed.

## SERVICES

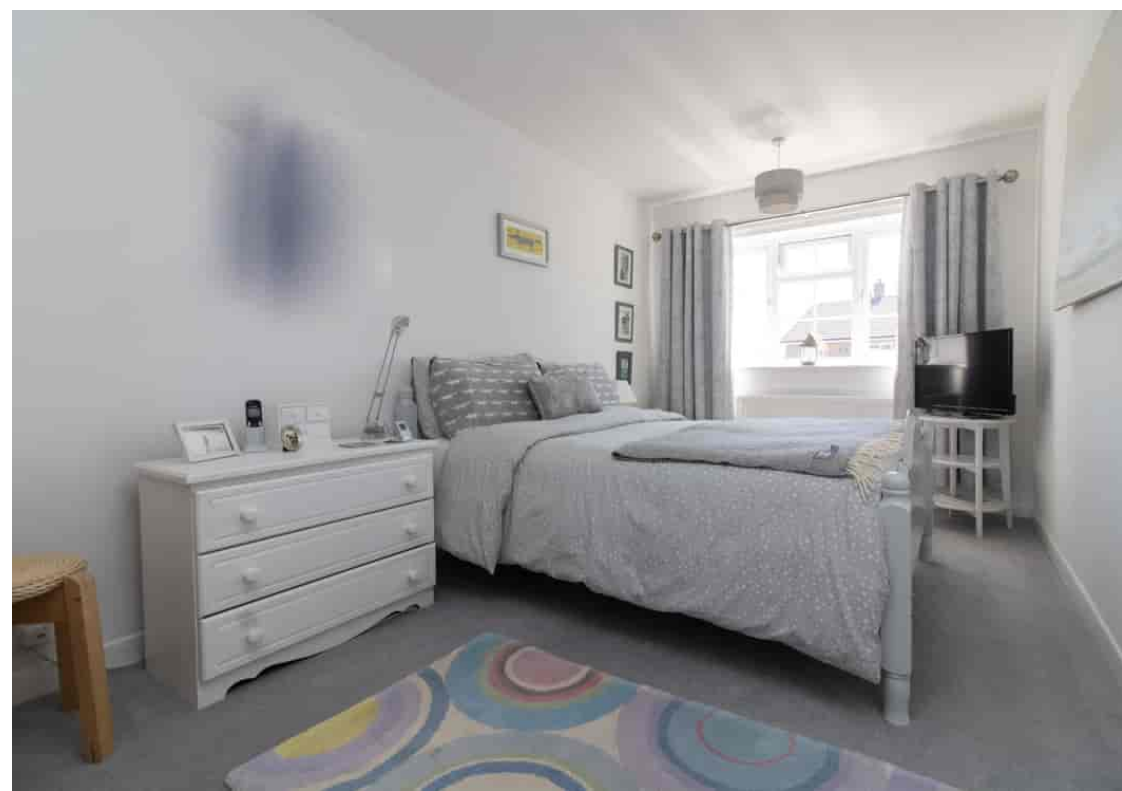
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.









## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.



## TENURE

Freehold

## EPC RATING

Rated D

## COUNCIL TAX BAND

Blaby D

## IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



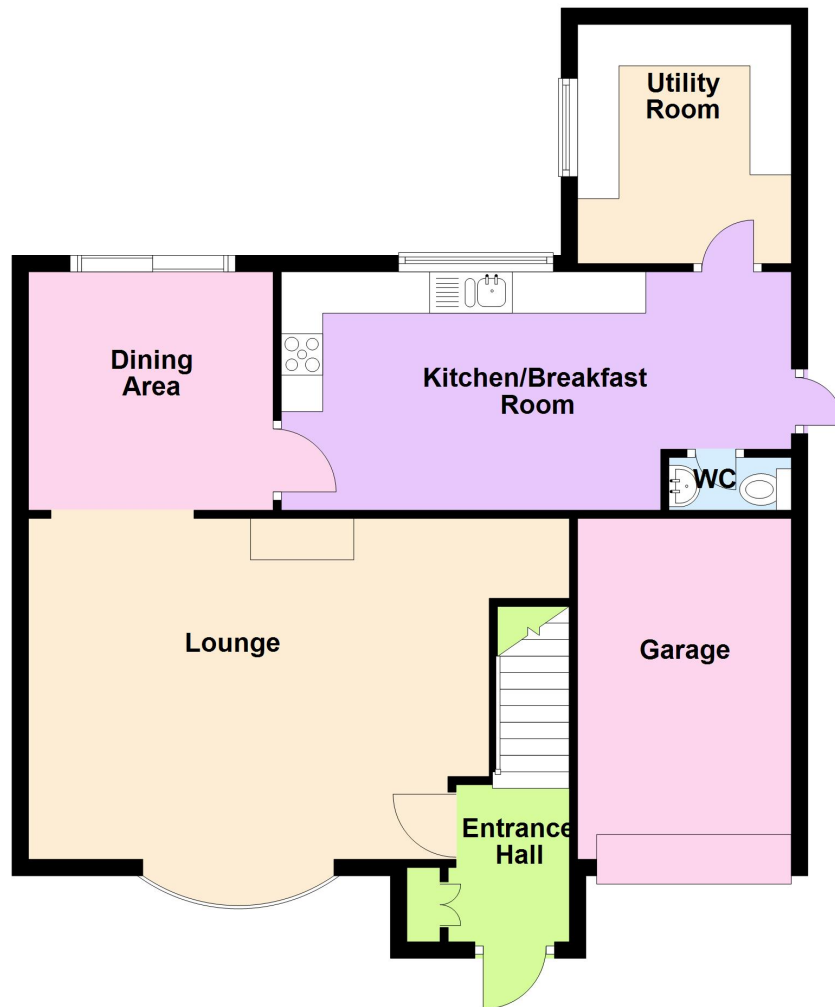
## PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

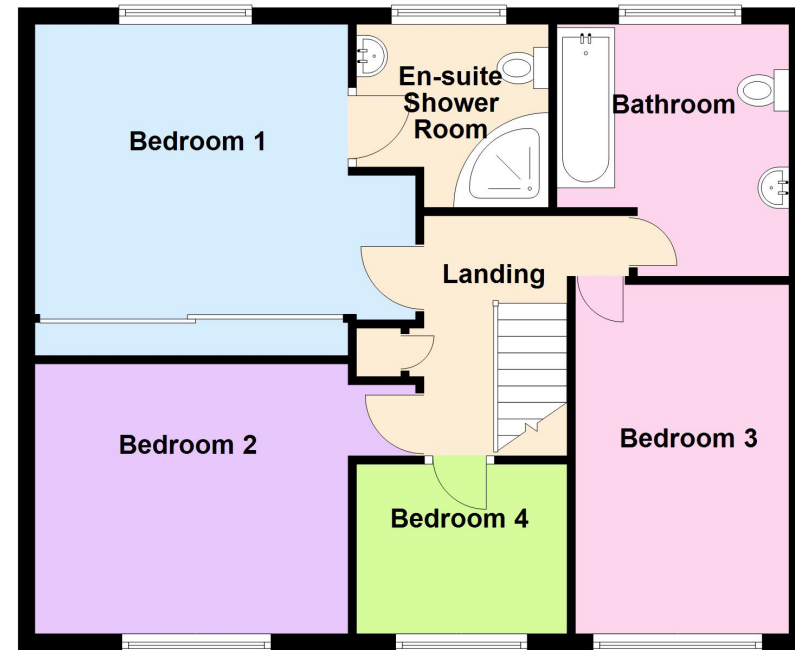




**Ground Floor**



**First Floor**



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property " if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

